

Minutes of Plan Commission Meeting June 15, 2021

Call to Order – Mike Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Dave Mitchell and Tom Pinion.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Marshall to approve the minutes of May 18, 2021 meeting. O'Neill stated that under Call to Order, item a. it should state Mayor Designee Palm noted compliance with the open meeting law. Motion carried unanimously to approve the minutes of May 18, 2021 as amended.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearing

- a. Public Hearing to consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 61 of the Second Addition to Pleasant View subdivision to two side-by-side single-family residential dwellings at 1821/1823 Park View Drive, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

New Business

- a. Consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 61 of the Second Addition to Pleasant View subdivision to two- side-by-side single-family attached residential dwellings at 1821/1823 Park View Drive, City of Baraboo, Sauk County, Wisconsin – Pinion presented background for this request to the Commission. It was moved by Wedekind, seconded by Kolb to approve the request of D Mitchell LLC for a conditional use permit to convert the existing two-unit residential dwelling to two- side-by-side single-family attached residential dwellings at 1821/1823 Park View Drive. On roll call vote for the motion, Aye – O'Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.
- b. Review and approve a 2-Lot Certified Survey map for D Mitchell LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-Family Residential zoning district at 1821/1823 Park View Drive, being Lot 61 of the 2nd Addition to Pleasant View subdivision and located in Section 30 T12N, R7E, in the City of Baraboo, Sauk County, Wisconsin – It was moved by Kolb, seconded by O'Neill to approve the 2-Lot Certified Survey map for D Mitchell LLC as presented. On roll call vote for the motion, Aye – Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen, and O'Neill. Nay – 0, motion carried unanimously.
- c. Review and recommend public access from STH 33 to the proposed subdivision development on the City-Owned property (a/k/a the Jackson Farm) on the south side of STH 33, approximately ¼ mile east of CTH T – Pinion said that this is an effort to convince the DOT of the importance of two public entrances on Highway 33 in the interest of public safety. He said that police, fire, and EMS all concur that this development warrants at least two access points. He said that Blackhawk Manor is a 400-trailer mobile home park with a single access and no one likes this. **It was moved by Kolb, seconded by Marshall to strongly recommend a second public access from STH 33 to the proposed subdivision development on the side of STH 33, approximately ¼ miles east of CTH T, in the**

interest of public safety. O'Neill asked if there is a possibility to install a traffic light or roundabout at one or both of the intersection to make getting out of the development easier. Pinion said it would be slim; the DOT's primary concern seems to be unnecessarily "inconveniencing" the travelling public on STH 33, which has an ADT of 6,700 vehicles per day. (For comparison sake, the ADT on STH 33 at its intersection with East Street and Park Street exceeds 13,400.) The DOT is also concerned about speed reduction on the corridor as a direct result of adding new public access points. Pinion suggested that many of the 6,700 vehicles traveling this section of the STH 33 corridor are likely residents of Baraboo leaving for employment or coming to Baraboo for employment so the inconvenience to through traffic is relatively insignificant. He said that in terms of traffic, any traffic control feature on a State highway has to meet certain specified warrants, and it's unlikely there would traffic generated by this project to warrant any special traffic control. Kolb asked about speed limit signs. Pinion said the City could request a 10 mph speed limit reduction but he would need to check if a formal speed study would be necessary. There is greater latitude for STH's that are within a municipality's connecting highway limits. Kolb said that we are trying to persuade the DOT to approve a second public access point for this development and Pinion said that hand-in-hand with a second access, a request for a 10 mph reduction in speed limit could be made. Typically development projects along a STH need to complete a traffic impact study to accurately forecast the impacts to the STH. **On roll call vote for the motion, Ayes – Marshall, Boeggner, Palm, Wedekind, Franzen, O'Neill, and Kolb. Nay – 0, motion carried unanimously.**

Adjournment - It was moved by Kolb, seconded by Wedekind to adjourn at 5:27 p.m. The motion carried unanimously.

Mike Palm
Mayor Designee